

Community Residential Facilities Development Code Amendment

City Council Adoption

June 25, 2018



Applicant's Proposal

- Allow Community Residential Facility-II's in the R-4 and R-6 zones with the approval of a Conditional Use Permit.



Discussion

- Council Reviewed Ordinance 824 which Provides Clarification Concerning Adult Family Homes, Residential Care Facilities, Residential Treatment Facilities, and Nursing Facilities.



Staff Amendments

1. Distinguishing Residential Care Facilities from Adult Family Homes, Residential Treatment Facilities and Enhanced Service Facilities.
2. Amend Definition of Residential Treatment Facility.
3. Residential Treatment Facility - Use Table.
4. Station Area Uses – Table 20.40.160.
5. Adult Family Homes and Residential Care Facilities in the Mixed-Use Residential (MUR) Zones.



Staff Amendments

1. Distinguishing Residential Care Facilities from Adult Family Homes, Residential Treatment Facilities and Enhanced Service Facilities.

Motion Language – *I move to amend the Residential Care Definition (SMC 20.20.044) to delete the licensing reference to RCW 70.128 and add the following language: The following are not considered a RCF: a Residential Treatment Facility, as licensed pursuant to RCW 71.12; an Adult Family Home, as licensed pursuant RCW 70.128, and an Enhanced Service Facility, as licensed pursuant to RCW 70.97.*



Staff Amendments

2. Amend Definition of Residential Treatment Facility

Motion Language – *I move to amend the Residential Treatment Definition (SMC 20.20.044) to delete the phrases “in which” and “is provided” and add the following language “... licensed by the state pursuant to Chapter 71.12 RCW and WAC 246-337 that provides ...”.*



Staff Amendments

3. Residential Treatment Facility - Use Table

Motion Language – *I move to amend Table 20.40.140 to add Residential Treatment Facility as a conditional use with indexed criteria in the R18 through R-48, TC-4, and NB zones and as a permitted use with indexed criteria in the CB, MB, and TC-1, 2, and 3 zones.*



Staff Amendments

4. Station Area Uses – Table 20.40.160

Motion Language – *I move to strike “and Personal Care” from the Nursing Facilities use in Table 20.40.160 Station Area Uses*



Staff Amendments

5. Adult Family Homes and Residential Care Facilities in the Mixed-Use Residential (MUR) Zones.

Motion language – *I move to include Adult Family Homes as a permitted use within the MUR-35 zoning district and Residential Care Facilities as a conditional use subject to index criteria within the MUR-35 zoning district.*



Recommendation

The Planning Commission and staff recommend adoption of Ordinance No. 824 with amendments proposed by staff.





Staff Proposals

In addition to Option 1 (Applicant's Proposal)

- 1. Option 2 – Revision of Applicant's proposal and clean-up of related Development Code provisions*
- 2. Option 3 – Combine with other Single-Family Residential topics to study later*



Option 2

Definitions –

*Adult Family Homes, Nursing Facilities,
Residential Care Facilities, and Residential
Treatment Facility*



Option 2

Update the City's Use Tables –

- 1. Add Adult Family Homes*
- 2. Combine Community Residential Facility-I and II into Residential Care Facility*
- 3. Delete Personal Care from Nursing Facility*
- 4. Add Residential Treatment Facility*



NAICS	Specific Land Use	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	MB	TC-1,2 & 3
	<u>Adult Family Home</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>				
	<u>Residential Care Facility Community Residential Facility-I</u>	<u>C-i</u>	<u>C-i</u> <u>P-i</u>	<u>P-i</u>	<u>P-i</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
	Community Residential Facility-II		<u>C</u>	<u>P-i</u>	<u>P-i</u>	<u>P-i</u>	<u>P-i</u>	<u>P-i</u>	<u>P-i</u>
	Nursing and Personal Care Facility			<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
	<u>Residential Treatment Facility</u>							<u>P</u>	

Option 2

Staff has proposed indexed criteria (or conditions) that will further limit the impacts of RCFs. These include –

- 1. Limiting the number of residents to 15.*
- 2. Separation between RCFs of 1,000 feet.*
- 3. Parking for patients and staff. Must be onsite.*
- 4. Parking must be screened (landscaping and/or fence/wall).*
- 5. Signage limited to 4 square-feet (same as Home Occupation).*



Option 3

This option leaves the Development Code unchanged and will address the topic of residential care facilities with other housing issues in the future.



Planning Commission Review

Planning Commission held three study sessions on March 1, April 5, and April 19 and a public hearing on May 3.

